

Along U. S. 301 south of U. S. 70-A is a developing complex of trade and service oriented business. Interspersed among these are two small residential areas along with several individual houses. This development pattern had been fairly well established by 1970.

Incompatible Land Use Mixtures

Selma is marked by numerous examples of incompatible land use mixtures. One occurs at the eastern end of Elizabeth Street where an automobile repair garage is located adjacent to some residences and immediately behind some of the public housing units on Kennedy Court. Another is a construction company located on Oak Street with public housing units adjacent to it. At the intersection of Church and Waddell Streets is an automobile repair shop in the midst of a residential area. Another is the acknowledged problem created by the location of the sanitation building at the corner of Webb and Watson Streets in a predominately residential area.

All of the above and many not specifically mentioned have one thing in common: their obtrusive appearance in a quiet residential neighborhood. In several of the instances cited, comparison of the 1970 and 1976 land use maps leads one to conclude some of the incompatible uses came after zoning in 1968. More stringent adherence to the zoning ordinance should have prevented some of these deficiencies.